

hardships

Storage buildings are needed to protect drywall, steel studs, acoustical tile and other building materials. Buildings have been situated as proposed to allow for the best internal circulation on the site.



JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Edward W. Barnes
Mr. Richard B. Schmitt
Union Square Partnership
2320 Monumental Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCES
N/S of Monumental Ave., 527.5' W of Hammonds
Ferry Rd. (2320 Monumental Ave.)
13th Election District
Union Square Partnership - Petitioner
Case No. 87-181-A

This is to advise you that \$71.50 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Arnold Jablon
Zoning Commissioner

Aimed

Mr. Edward W. Barnes
Mr. Richard B. Schmitt
Union Square Partnership
2320 Monumental Avenue
Baltimore, Maryland 21227

September 19, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S of Monumental Ave., 527.5' W of
Hammonds Ferry Rd. (2320 Monumental Ave.)
13th Election District
Union Square Partnership - Petitioner
Case No. 87-181-A

TIME: 10:30 a.m.

DATE: Monday, November 3, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025894

DATE 2/21/82 ACCOUNT 01-6-15

AMOUNT \$ 100.00

RECEIVED FROM SUPPLIES/INVENTORIES INC

FOR FLUOR FEE FOR VARIANCE 17 JAN 83

8 8206000001300000 0228F

SCHMITT, ET AL - PETERSON

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: September 22, 1986
 Posted for: Varianco
 Petitioner: Union Square Partnership
 Location of property: W. of Monumental Ave. 527.5' W. of Hammonds Ferry Rd.
 Location of Signs: Posted in front of 2320 Monumental Ave.
 Remarks: _____
 Posted by: E. J. Austin Signature Date of return: October 3, 1986
 Number of Signs: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 16 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 16, 1986.

THE JEFFERSONIAN.

Susan Studebaker Olsch

Publisher
Dept of Advertising
30.25

[illegible][illegible]

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for ONE successive weeks before
the 18 day of October 19 86, that is to say,
the same was inserted in the issues of

October 16, 1986

PATUXENT PUBLISHING CORP
3y 3.00 3.00

**IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY**

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

[illegible]

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of September, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Union Square Partnership Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: October 15, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-181-A

This office does not support the granting of the requested variances.
The site plan submitted by the petitioner does not clearly delineate the
stream channel, internal traffic circulation or proposed landscaping.

Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
OCT 16 1986

ZONING OFFICE

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James E. Dyer
TO: James Thompson Date: October 16, 1986
James Thompson
FROM: 2320 Monumental Road
SUBJECT: C-87-497, 87-181-A, Item No. 83

Please be advised that the above-entitled matter is an active
violation case - SEE C-87-497.
Please inform us as to the outcome of the variance case 87-181-A.

JT:med

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Richard B. Schmitt
2320 Monumental Road
Baltimore, Maryland 21227

RE: Item No. 83 - Case No. 87-181-A
Petitioner: Union Square Partnership
Petition for Zoning Variance

Dear Mr. Schmitt:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above-referenced petition. The following
comments are not intended to indicate the appropriateness of
the zoning action requested, but to assure that all parties
are made aware of plans or problems with regard to the
development plans that may have a bearing on this case. The
Director of Planning may file a written report with the
Zoning Commissioner with recommendations as to the suit-
ability of the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on
your petition. If similar comments from the remaining
members are received, I will forward them to you. Otherwise,
any comment that is not informative will be placed in the
hearing file. This petition was accepted for filing on the
date of the enclosed filing certificate and a hearing
scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 25, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 2, 1986
Item # 83
Property Owner: UNION SQUARE PARTNERSHIP
Location: N/S MONUMENTAL AVE. 527.5'
W. HAMMONDS FERRY RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☐ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- ☐ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board
on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- ☐ The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- ☒ Additional comments:
SEE IV, A.3. LANDSCAPE MANUAL - "IN COMMERCIAL,
OFFICE & INDUSTRIAL ZONES, INCREASES IN THE FLORA AREA
OF LESS THAN 50% SHALL REQUIRE THAT THE PORTION OF
THE SITE IMPACTED CONFORM TO THE STANDARDS IN THIS
MANUAL."

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: October 16, 1986
FROM: Howard Lynch, Air Pollution Control
SUBJECT: 2320 Monumental Avenue Zoning Variance

At the time of inspection it was observed that the property
above exhibited a severe dust problem on all areas covered by crusher
run (now mostly dust and dirt pulverized by constant pressure of heavy
traffic utilizing these areas of ingress/egress).

Mr. Richard Schmitt, owner, offered to reapply crusher run
to areas of ingress/egress and all isles serving storage areas to be
in compliance to the dust problem currently experienced. Such applica-
tion is to begin within ten (10) days.

Reference to the 5 parking spaces to be crusher run in lieu
of higher level paving is recommended for approval and to be maintained
in accordance with regulations from the State of Maryland for dust
control.

Howard Lynch, Supervisor
Field Services Section
Division of Air Pollution Control
Bureau of Environmental Services

HL/als

RECEIVED
OCT 17 1986

ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 83, Zoning Advisory Committee Meeting of 9-2-86
Property Owner: Union Square Partnership
Location: N/S Monumental Ave District 13

Water Supply metro Sewage Disposal metro

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or
installation of equipment for any existing or proposed food service facility,
complete plans and specifications must be submitted to the Plans Review
Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should
contact the Division of Air Pollution Control, 494-3775, to obtain require-
ments for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required
for such items as spray paint processes, underground gasoline storage tank/s
(5,000 gallons or more) and any other equipment or process which exhausts
into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required
for any charbroiler operation which has a total cooking surface area of five
(5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to exist-
ing or construction of new health care facilities, complete plans and
specifications of the building, food service area and type of equipment to
be used for the food service operation must be submitted to the Plans Review
and Approval Section, Division of Engineering and Maintenance, State Department
of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage
facilities or other appurtenances pertaining to health and safety; two (2)
copies of plans and specifications must be submitted to the Baltimore County
Department of Health for review and approval. For more complete information,
contact the Recreational Hygiene Section, Division of Environmental Support
Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with
all Baltimore County regulations. For more complete information, contact
the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the
method providing for the elimination of waste oil must be in accordance
with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 83 Zoning Advisory Committee Meeting of 9-2-86
Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division
of Water Quality and Waste Management at 494-3768, regarding removal and/or
disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, sol-
vents, etc., must have the contents removed by a licensed hauler and either
be removed from the property or properly backfilled. Prior to removal or
abandonment, owner must contact the Division of Water Quality and Waste
Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
☐ Soil percolation test results have expired. Petitioner should contact
the Division of Environmental Support Services to determine whether
additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting
the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water
well yield test
☐ shall be valid until _____.
☐ is not acceptable and must be retested. This must be accomplished
prior to conveyance of property and approval of Building Permit
Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be
verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydro-
geological Study and an Environmental Effects Report must be submitted.
- ☒ Others

NOTE: Site inspection indicated that the
proposed storm sewer (2) has been
partially constructed within 20' of a
flowing stream.
Petitioner should consider an alternate
site in order to maintain a 50' buffer
from the stream.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 2, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Union Square Partnership

Location: N/S Monumental Avenue, 527.5' W Hammonds Ferry Road

Item No.: 83

Zoning Agenda: Meeting of 9/2/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Joseph Kelly 9-3-86 Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

September 9, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 83 Zoning Advisory Committee Meeting are as follows:

Property Owner: Union Square Partnership
Location: N/S Monumental Avenue, 527.5 feet W Hammonds Ferry Road
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. A one hour rating for the wall of a pole barn could be a problem area.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: A 30' separation will not conflict with the Building Code due to the limited area of the two buildings. However, the fire ratings of the exterior walls shall comply with Table 401 and the openings shall be in compliance with Section 1414.2.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Schuman
BY: C. E. Schuman, Chief
Building Plans Review

L/22/86



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

October 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 81, 82, 83, 84, and 85.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt